

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, Divisional Office, Mangalagiri – Change of land use from Residential use to Industrial use in S.Nos.199/1B(P), 200/3(P) of Mangalagiri Municipality, Guntur District to an extent of 3654.75 Sq.Mtrs – Draft variation – Notification – Confirmation – Orders – Issued.

=====

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No. 1

Dated.01.01.2013

Read the following:-

1. From the VC, VGTM UDA, Divisional Office, Mangalagiri, Lr.Rc.No.C3-87/08, Dt.08.11.2010.
2. From the Commissioner of Industries, Lr.No.29/1/20101/0631, Dt.29.01.2011.
3. Government Memo No.22341/I2/2010,Municipal Administration & Urban Development Department, Dated.06.06.2011.

O R D E R:

The draft variation to the Zonal Development Plan of Mangalagiri issued in Government memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.280, Part-I, dated.09.06.2011. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Divisional Office, Guntur that the applicant has paid an amount of Rs.2,25,275/- (Rupees Two Lakhs Twenty Five Thousand Two Hundred and Seventy Five only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated.10.01.2013.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNEMENT

To
The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling,
Guntur.
The District Collector, Guntur.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development)Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Mangalagiri, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No.280, Part-I, dated.09.06.2011 as required by sub-section (3) of the said section.

VARIATION

The site measuring an extent of 3654.75 Sq.Mtrs in S.Nos.199/B1(P), 200/3(P) of Mangalagiri Municipality, Guntur District, the boundaries of which are given in the schedule below and which was earmarked for Residential use in the Zonal Development Plan of Mangalagiri, which was sanctioned in G.O.Ms.No.687 M.A, Dt.30.12.2006 is proposed for Industrial use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 04/2010/Mangalagiri/MGL which is available in the office of the Vijayawada – Guntur – Tenali – Mangalagiri Urban Development Authority, Divisional Office, Mangalagiri, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The applicant has to handed over the road affected portion to the local body while submitting building plans for approval.
8. The applicant should obtain the approvals/consents from the statutory departments for the proposed line of activity before commencement of the production.
9. The applicant should be maintained required green buffer towards eastern and northern side in order to segregate the proposed activity(printing press) from surrounding residential land use.
10. That the applicant should obtain building permission from the concerned authority.
11. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE

NORTH:	Site falling in S.No.200/3(P), 199/1B(P) of Mangalagiri Municipality, Guntur District.
SOUTH:	Site falling in S.No.200/3(P), 199/1B(P) (Proposed 60'-0" wide ZDP road) of Mangalagiri Municipality, Guntur District.
EAST :	Site falling in S.No.199/1B(P) of Mangalagiri Municipality, Guntur District.
WEST :	Existing 100 Mtrs wide N.H-5 Bye pass falling in S.No.200/2(P) of Mangalagiri Municipality, Guntur District.

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNEMENT

SECTION OFFICER